

January 10, 2001

TO: Mayor and City Council
FROM: John Lettelleir, AICP, Director of Planning
SUBJECT: Results of the Planning & Zoning Meeting January 9, 2001

The following item is scheduled for the January 16, 2001 City Council Meeting

Public Hearing: Zoning Case Z2000-10
Applicant(s): City of Frisco

DESCRIPTION:

A request to amend the Comprehensive Zoning Ordinance to amend Multi-Family development standards. Tabled 12/27/2000.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommend for approval subject to the changes below. The deletions are ~~struck through~~ and the modifications are underlined.

**ARTICLE III
SECTION 1
RESIDENTIAL DISTRICTS**

12.01 MF-1 - MULTIPLE FAMILY DISTRICT - 1

12.02 GENERAL PURPOSE AND DESCRIPTION:

The MF-1, Multiple Family Residential District is an attached residential district intended to provide a residential density of eighteen (18) dwelling units per net acre. The principal permitted land uses will include multiple family dwellings, ~~garden apartments~~, condominiums, Townhomes, Residential Estate, Single-Family-1, Single-Family-2, Single-Family-3, Single-Family-4 district standards. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this District. This District should be located at a major thoroughfare intersections as referenced in the Comprehensive Plan. ~~and serve as a buffer between retail/commercial development or heavy automobile traffic, and medium or low density residential development.~~

12.03 PERMITTED USES:

- A. Uses permitted in the MF-1 District are outlined in Article II, Section 3.
- B. Single-Family residential development at Residential Estate, Single-Family-1, Single-Family-2, Single-Family-3, Single-Family-4, density of less (Article III, Section 2.0 through 6.0).

12.04 AREA REGULATIONS:

A. Size of Yards:

- 1. **Minimum Front Yard** (adjacent to a street)
 - a. Adjacent to non-residential
 - One-Story: Twenty five (25) feet
 - Two-Story: Fifty (50) feet
 - Three-Story: One hundred fifty (150) feet provided that a two (2) story building separates the three (3) story from the public street.
 - b. Adjacent to Townhouse, Duplex, or Single-Family or area shown on Future Land Use Plan for Single Family
 - One-Story: Fifty (50) feet
 - Two-Story: One hundred (100) feet
 - Three-Story: Two hundred fifty (250).
- 2. **Minimum Side Yard** - ~~Fifteen feet (15') from property line; twenty-five feet (25') when adjacent to a street and sixty feet (60') when the building is in excess of one story and adjacent to a Single Family Zoning District.~~
 - a. Adjacent to residential zoning district or planned development district that allows residential or area

designated as residential, excluding multi-family, on the Future Land Use Plan.

One-Story: Fifty (50) feet

Two-Story: One hundred (100) feet

Three-Story: Two hundred fifty (250) feet.

b. Setback for two-story buildings shall be reduced to fifty (50) feet where adjacent to a golf course or to a major creek with adequate access around the buildings.

c. Adjacent to non-residential zoning district or planned development district that allows nonresidential.

One-Story: Twenty five (25) feet

Two-Story: Fifty (50) feet

Three-Story: One hundred (100) feet, provided that a two-story building separates the three-story from the property line.

3. **Minimum Rear Yard - ~~Twenty feet (20'); sixty feet (60')~~ when the building is in excess of one story and adjacent to a Single Family Zoning District**

a. Adjacent to residential zoning district or planned development district that allows residential, or area designated as residential, excluding multi-family, on the Future Land Use Plan.

One-Story: Fifty (50) feet

Two-Story: One hundred (100) feet

Three-Story: Two hundred fifty (250).

b. Setback for two-story buildings shall be reduced to fifty (50) feet when adjacent to a golf course or to a major creek.

c. Adjacent to non-residential zoning district or planned development district that allows nonresidential.

One-Story: Twenty (25) feet

Two-Story: Fifty (50) feet

Three-Story: One hundred fifty (150) feet, provided that a two-story building separates the three-story from the property line.

B. Size of Lots:

1. **Minimum Lot Area** - ~~Ten thousand (10,000) square feet~~ Five (5) acres unless otherwise specified within planned development or other zoning district. Areas zoned Multi-Family that are developed to Single-Family standards must meet lot areas in listed as Article III Section 1, 2.01 through 6.01. Properties that are less than five (5) acres with existing zoning prior to the adoption of this ordinance are exempted from this requirement.
2. **Minimum Lot Width** - Eighty (80) feet
3. **Minimum Lot Depth** - One hundred twenty (120) feet

C. Minimum Dwelling Area :

1. One bedroom: Six hundred fifty (650) square feet
2. Two bedroom: Nine hundred (900) square feet
3. Each additional bedroom over two will require an additional one hundred fifty (150) square feet. (See Article IV, Section 9.02)

D. Maximum Height Regulations:

1. One story: Maximum thirty (30) feet for any portion of the building
2. Two-stories: Maximum forty (40) feet for any portion of the building
3. Three-stories: Maximum fifty (50) feet for any portion of the building.

E. Maximum Lot Coverage: Fifty (50) percent total including main and accessory buildings.

F. Maximum Density:

1. Eighteen (18) dwelling units per net acre.

G. Other Regulations:

1. Accessory Building and Use Regulations, Article IV, Section 7.0
2. Meandering sidewalk is required adjacent to public Right-of-way(s) unless otherwise approved by City
3. Above ground storm water detention is prohibited within required landscape and usable open space areas

4. Special and Additional Supplementary Regulations, Article IV, Section 9.0
5. Screening Fences and Wall Standards, Article IV, Section 5.0.
6. Screening Fences and Wall Standards, Article IV, Section 5.0. Thin wall or set in place wall panel construction methods are prohibited in conjunction with new multi-family developments. Repairs to existing projects will be permitted with the addition of galvanized metal support being added to area being repaired.
7. Pedestrian connections will be provided to adjacent schools, parks, and non-residential developments.

12.05 REFUSE FACILITIES:

A. ~~Every dwelling unit shall be located within two hundred fifty feet (250') of a refuse facility, measured along the designated pedestrian and vehicular travel way. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk or for more than one dwelling.~~

A. Each refuse facility shall be screened from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by a masonry wall not less than six (6) feet, no more than eight (8) feet, in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies using fifteen (15) foot inside turning radius with a thirty (30) foot approach. Trash dumpsters shall be located a minimum of fifty feet (50') from a residential apartment building and one-hundred (100') feet from an adjacent residential district boundary lines. Dumpsters shall have a minimum six-foot (6') wall enclosure with an evergreen screen around the perimeter. Trash compactors shall be located a minimum of fifty (50') feet from residential apartment buildings and have an eight-foot (8') wall enclosure with an evergreen living screen around the perimeter. Compactors are to be minimum of one hundred fifty (150') feet from other residential district boundary lines.

12.06 AMENITIES

A minimum of four (4) of the following will be incorporated into each multi-family development.

- Jogging trail
- Gazebo
- Improved picnic areas
- Playground tot lot
- Day care (on-site) (requires Specific Use Permit)
- Sport courts and fields (volleyball, baseball, tennis etc.)
- Putting green

- Swimming Pool
- Others as approved by City

12.07 PARKING AND CIRCULATION STANDARDS

A. Multi-Family:

The required number of total spaces shall be no less than 1.8 spaces per dwelling unit overall. ~~Thirty percent (30%) of the required parking spaces must be within enclosed garages. These garages may be a part of the dwelling structure or as an accessory building. All garages constructed as accessory building must consist of eight percent (80%) masonry and be built of similar materials as the main structures.~~ Parking calculations shall be as follows:

1. One and one-half (1.5) spaces per one bedroom unit,
2. Two (2) spaces per two bedroom unit,
3. Two and one-half (2.5) spaces per three bedroom unit
4. One-half (0.5) space per each additional bedroom.

B. Garages, when provided, shall be one hundred (100) percent masonry, and be built of the same materials as the main structures. The garage may be part of the dwelling structure. Garage parking is limited to twenty (20%) percent of the required parking provided. Additional garage parking can be provided beyond the required parking calculations. Garages shall be set back a minimum of eight (8) feet from the circulation aisle. The garage shall not be used for storage, whereby prohibiting the parking of an operable vehicle.

C. Other parking requirements:

1. First row of parking when not separated from the right-of-way by a building requires a large tree every seven (7) spaces.
2. Sub-grade parking under all or a portion of the building will not count against building height if half or more of subgrade parking is below ground.
3. Trailer and Recreational Vehicle Parking shall be limited to specific areas as designated on the approved site plan. Trailer and RV parking spaces shall be ten-feet by twenty-five feet (10'X25'). These spaces shall be specifically called out on the site plan in an area behind the building line. A solid living screen shall be placed around the specified area.
4. Maximum of ten (10) parking spaces on dead end drive aisle.

5. Mail Kiosk shall have minimum of five (5) parking spaces within fifty (50) feet unless a drive-through facility is provided.
 6. Enclosed garage parking spaces to be ten feet by twenty feet (10' X 20'). (See Article IV, Section 4.0 for structured parking garage requirements.)
 7. Tandem parking spaces count at a rate of fifty percent (50%) of other parking spaces toward required parking.
 8. First parking space on all drives intersecting a public street shall be a minimum of fifty (50) feet from the right-of-way.
- D. Driveway within the apartment complex should be configured to decrease speed and have a maximum of five hundred (500) feet in a straight length without an offset. The width of the drive aisle shall be used as the minimum offset.
- E. Access to a public right-of-way in a single-family neighborhood will be limited access and will not function as a primary access point for the complex. Access to single-family alleys is prohibited.

12.08 USABLE OPEN SPACE AND COMMON BUILDING REQUIREMENTS:

Each lot or parcel of land developed under the MF-1 standards shall provide common open space ~~totaling twenty-five (25%) of the total MF-1 development~~ at a rate of seven hundred and fifty (750) square feet per bedroom.

- A. Planned Development Districts: For Planned Development Districts with multi-family zoning, usable open space shall be provided in accordance with Comprehensive Zoning Ordinance unless otherwise described in PD requirements. ~~that required for the MF-1 district that most closely resembles the density permitted within said PD.~~
- B. A common building (club house) is required to be constructed to a usable size at a rate of twelve (12) square feet of air-conditioned space for each unit in the complex. This common building shall include one (1) meeting room with a minimum size of one thousand (1,000) square feet.
- C. Area Requirements:
1. Such open space shall have a maximum slope not exceeding ten (10) percent.
 2. Such open space shall have a minimum dimension of not less than ~~fifteen~~ fifty (45) (50) feet.
 3. Of the required open space, fifteen (15) percent or twenty thousand (20,000) 14,000 square feet, whichever is greater, shall be arranged or located in a contiguous mass. This contiguous mass must be

located within the required common open space area. Flood plain may receive one half (1/2) credit when ~~be~~ counted toward this requirement. ~~however,~~ Required perimeter landscaping ~~ed~~ will areas may not be counted toward this requirement-open space.

4. At the time of preliminary site plan ~~and/or subdivision plat~~ approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable. If it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development.
5. A table showing square footage of each use and/or area is required on the final site plan and landscape plan. The required table should include required vs. provided open space and indicate credit for each use or area,

D. Credits:

1. A 2:1 square foot credit may be applied for each square foot utilized for:
 - a. Swimming pools and adjacent decks, patios or lounge within 10 feet of a pool;
 - b. Developed and equipped children's play areas;
 - c. Jogging trails
2. A 1:1 square foot credit may be applied for each square foot utilized for:
 - a. multi-use areas such as sports courts and fields (Tennis, volleyball, etc.)
 - b. Usable portions of recreational buildings or common buildings; and
3. A 0.5:1 square foot credit may be applied for each square foot utilized for:
 - c. Areas within the 100-year flood plain as determined by flood study under fully developed conditions
 - d. Areas within 100 feet of a rail road;
 - e. Areas within 100 feet of a natural gas or fuel transmission line.

E. Landscaping:

1. All required landscaping must be located within the required open space, exclusive of required perimeter or parking landscaped areas.

2. One (1) large tree, four inches (4") in caliper shall be provided per one thousand (1000) 7000 square feet of required open space. The alternative to large trees is three (3) ornamental trees four inches (4") in caliper can be planted for each large tree required. Trees are to generate quantities for plantings; a fewer number of trees can be planted where larger trees are provided. The approved landscape plan must include the appropriate tabulations.
- ~~3. Three (3) five-gallon (5) shrubs per 10,000 square feet of required open space.~~
4. Tree preservation credits shall be the same as those set forth in Article IV, Section 2.06(D)(4). A maximum of one third (1/3) of the required landscape can be credited for preservation unless otherwise specifically approved by the City.
5. Double off-set row of trees on twenty foot (20') centers adjacent to single-family alternating between large trees and evergreen trees.

12.09 BUILDING ORIENTATION AND CONSTRUCTION:

- A. Parking lots and detached garages shall not be located between the apartment building and a perimeter street. Buildings with enclosed garages, when adjacent to public rights-of-way, must face garages internally to the development. Garage doors may not face public rights-of-way.
- ~~A. Buildings with enclosed garages, when adjacent to public rights-of-way or pathway, must face garages internally to the development. Garage doors may not face public rights-of-way or pathways. Additional landscaping consisting of three-inch-caliper trees 25-feet on-center for the length of the garage plus 20-feet shall be provided between the garage and the street. This landscaping is in addition to any other perimeter landscaping required by ordinance.~~
- B. No garages are to be located between residential buildings and public right-of-way.
- C. Cementitious construction materials are required as an alternate for wood construction for architectural detailing and exterior trim work.
- D. Building Design
 1. Except for windows, doors and garage doors, the exterior of all building elevations shall be one hundred (100) percent masonry. Cement fibrous board may be used for areas not considered conducive for masonry, as determined by the Building Official, and architectural features, including but not limited to bay windows,

- dormers, chimneys not part of an exterior wall, and gables with an area of less than ten (10) square feet.
2. Exterior Finish Insulation Systems (EFIS) is allowed as an alternative to stucco construction. These construction methods are limited to areas ten (10) feet above the average grade and a maximum of twenty (20) percent of any one (1) building facade.
 3. Flat primary roofs are prohibited.
 4. Except for decorative windows, transoms, and side lights, all residential windows shall be operable. The windows in living areas and bedrooms, except for dormer windows, shall be a minimum fifteen (15) square feet in size.
 5. All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be substantially screened from view from streets and open space.
 6. All buildings must use four (4) or more of the following architectural features:
 - Dormers
 - Porches
 - Stoop
 - Patio
 - Awnings/Canopies
 - Varied roof height in building (minimum ten-foot (10') difference)
 - Offsets in buildings (minimum 20 feet to receive credit excluding attached garage)
 - Balconies
 - Others may be approved by City
 7. A facade plan illustrating the compliance of the prototypical design of each building style with these provisions shall be submitted with the site plan. No two buildings shall have the same facade and architectural features side-by-side.
 8. The Director of Planning designee will review all facade plans for compliance of the Zoning Ordinance regulations. Appeals will be forwarded to the Planning and Zoning Commission. The applicant, Director of Planning, two Planning and Zoning Commissioners can request an appeal. The Planning and Zoning Commission's decision can be appealed to the City Council by the applicant, Director of Planning or two City Council members. The City Council will make final determination.

E. Building Orientation:

1. Angle to Street, Creeks, Single Family, Golf Course: 30-70 degrees.
2. Stairwells screened from street (enclosed or wall at outer edge).
4. Buildings should be configured to blend with the natural elements and character of the land. Such as the long portion of a foundation should be configured parallel with the topography.
5. A single mailroom or Kiosk will be provided for each complex. The building can be incorporated into another building or will have a minimum of twenty foot (20') separations from all other buildings.

F. Structure Separation - Multi-family structures on the same parcel shall have the following minimum distance between structures:

1. From main structure to main structure with openings for doors or windows on facing facades:
 - a. Face to Face sixty (60) feet
 - b. Face to end thirty (30) feet
 - c. Corner to face or end forty (40) feet
 - d. End to End thirty (30) feet
 - e. One hundred fifty (150) feet to any building on an adjacent apartment development
 - f. Fifty (50) feet to any non-residential building on an adjacent property
2. From main structure to main structure without openings, twenty (20) feet for one and two stories and thirty (30) feet for three (3) story buildings
3. From main structure to accessory buildings or pools, twenty (20) feet
4. From main structure to free standing garage building thirty (30) feet.

ARTICLE III
SECTION 1
RESIDENTIAL DISTRICTS

13.01 MF-2 - MULTIPLE FAMILY DISTRICT - 2

13.02 GENERAL PURPOSE AND DESCRIPTION:

The MF-2, Multiple Family Residential District is an attached residential district intended to provide a residential density of twenty three (23) dwelling units per net acre. The principal permitted land uses will include multiple family dwellings, ~~garden apartments~~, condominiums, townhomes Residential Estate, Single-Family-1, Single-Family-2, Single-Family-3, Single-Family-4 Single-Family-5 and Patio-Home district standards. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this District. This District should be located adjacent at a major thoroughfare ~~and serve as a buffer between retail/commercial development or heavy automobile traffic, and medium or low density residential development.~~ intersections as referenced in the Comprehensive Plan.

13.03 PERMITTED USES:

- A. Uses permitted in the MF-2 District are outlined in Article II, Section 3.0
- B. Single-Family residential development at Residential Estate, Single-Family-1, Single-Family-2, Single-Family-3, Single-Family-4 Single-Family-5 and Patio-Home density of less (Article II, Section 1 Paragraph 2.0 through 9.0)

13.04 AREA REGULATIONS:

A. Size of Yards:

1. Minimum Front Yard (adjacent to a street)

a. Adjacent to non-residential

One-Story: twenty five (25) feet

Two-Story: fifty (50) feet

Three-Story: one hundred fifty (150) feet.

b. Adjacent to Townhouse, Duplex, or Single-Family or area shown on Future Land Use Plan for Single Family

One-Story: fifty (50) feet

Two-Story: one hundred (100) feet

Three-Story: two hundred fifty (250) feet .

2. **Minimum Side Yard** - ~~Fifteen feet (15') from property line; twenty-five feet (25') when adjacent to a street and sixty feet (60') when the building is in excess of one story and adjacent to a Single Family Zoning District.~~

- a. Adjacent to residential zoning district or planned development district that allows residential or area designated as residential, excluding multi-family, on the Future Land Use Plan.

One-Story: fifty (50) feet

Two-Story: one hundred (100) feet

Three-Story: two hundred fifty (250) feet,

- b. Setback for two-story buildings shall be reduced to fifty (50) feet where adjacent to a golf course or to a major creek with adequate access around the buildings.

- c. Adjacent to nonresidential zoning district or planned development district that allows nonresidential.

One-Story: twenty five (25) feet

Two-Story: seventy five (75) feet

Three-Story: one hundred (100) feet.

3. **Minimum Rear Yard** - ~~Twenty feet (20'); sixty feet (60') when the building is in excess of one story and adjacent to a Single Family Zoning District~~

- a. Adjacent to residential zoning district or planned development district that allows residential, or area designated as residential, excluding multi-family, on the Future Land Use Plan..

One-Story: fifty (50) feet

Two-Story: one hundred (100) feet

Three-Story: two hundred fifty (250) feet,

- b. Setback for two-story buildings shall be reduced to fifty (50) feet when adjacent to a golf course or to a major creek.

- c. Adjacent to non-residential zoning district or planned development district that allows nonresidential.

One-Story: twenty five (25) feet

Two-Story: seventy five (75) feet

Three-Story: one hundred fifty (150) feet.

B. Size of Lots:

Minimum Lot Area - ~~Ten thousand (10,000) square feet~~ Five (5) acres unless otherwise specified within Planned Development or other zoning district. Properties that are less than five (5) acres with existing zoning prior to the adoption of this ordinance are exempt from this requirement.

1. Minimum Lot Width - Eighty feet (80')
2. Minimum Lot Depth - One hundred twenty feet (120')

C. Minimum Dwelling Area :

One bedroom: Six hundred fifty (650) Square feet

Two bedroom: Nine hundred (900) Square feet

Each additional bedroom over two will require an additional one hundred fifty (150) square feet. (See Article IV, Section 9.02)

D. Maximum Height Regulations:

One story: Maximum thirty (30) feet for any portion of the building

Two-stories: Maximum forty (40) feet for any portion of the building

Three-stories: Maximum fifty (50) feet for any portion of the building.

E. Maximum Lot Coverage: Fifty (50) percent total including main and accessory buildings

F. Maximum Density:

1. Twenty three (23) dwelling units per net acre.

G. Other Regulations:

1. Accessory Building and Use Regulations, Article IV, Section 7.0.
2. Meandering sidewalk is required adjacent to public Right-of-way(s) unless otherwise approved by City.
3. Above ground storm water detention is prohibited within required landscape and usable open space areas.
4. Special and Additional Supplementary Regulations, Article IV, Section 9.0
5. Screening Fences and Wall Standards, Article IV, Section 5.0
6. Screening Fences and Wall Standards, Article IV, Section 5.0. Thin wall or set in place wall panel construction methods are prohibited in conjunction with new multi-family developments. Repairs to existing projects will be permitted with the addition of galvanized metal support being added to area being repaired.
7. Pedestrian connections will be provided to adjacent schools, parks, and non-residential developments.

13.05 REFUSE FACILITIES:

- ~~A. Every dwelling unit shall be located within two hundred fifty feet (250') of a refuse facility, measured along the designated pedestrian and vehicular travel way. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk or for more than one dwelling.~~
- A. Each refuse facility shall be screened from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by a masonry wall not less than six (6) feet, no more than eight (8) feet, in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies using fifteen (15) foot inside turning radius with a thirty (30) foot approach. Trash dumpsters shall be located a minimum of fifty (50) feet from a residential apartment building and one-hundred (100) feet from an adjacent residential district boundary line. Dumpsters shall have a minimum six-foot (6') wall enclosure with an evergreen screen around the perimeter. Trash compactors shall be located a minimum of fifty feet (50') feet from residential apartment buildings and have an eight –foot (8') foot wall enclosure with an evergreen living screen around the perimeter. Compactors are to be minimum of one hundred fifty (150) feet from all other residential district boundary lines.

13.06 AMENITIES

A minimum of five (5) of the following will be incorporated into each multi-family development.

- Jogging trail
- Gazebo
- Playground tot lot
- Day care (on-site) (requires Specific Use Permit)
- Sport courts and fields (volleyball, baseball, tennis, etc.)
- Putting green
- Swimming Pool
- Others as approved by City

13.07 PARKING AND CIRCULATION STANDARDS

6. Multi-Family:

The required number of total spaces shall be no less than 1.8 spaces per dwelling unit overall. ~~Thirty percent (30%) of the required parking spaces must be within enclosed garages. These garages may be a part of the dwelling structure or as an accessory building. All garages constructed as~~

~~accessory building must consist of eight percent (80%) masonry and be built of similar materials as the main structures.~~ Parking calculations shall be as follows:

1. One and one-half (1.5) spaces per one bedroom unit,
 2. Two (2) spaces per two bedroom unit,
 3. Two and one-half (2.5) spaces per three bedroom unit
 3. One-half (0.5) space per each additional bedroom.
 - 4.
- B. Garages, when provided, shall be one hundred (100) percent masonry, and be built of the same materials as the main structures. The garage may be part of the dwelling structure. Garage parking is limited to twenty (20%) percent of the required parking provided. Additional garage parking can be provided beyond the required parking calculations. Garages shall be set back a minimum of eight (8) feet from the circulation aisle. The garage shall not be used for storage, whereby prohibiting the parking of an operable vehicle.
- C. Other parking requirements:
1. First row of parking when not separated from the right-of-way by a building requires a large tree every seven (7) spaces.
 2. Sub-grade parking under all or a portion of the building will not count against building height if half or more of subgrade parking is below ground.
 3. Trailer and Recreational Vehicle Parking shall be limited to specific areas as designated on the approved site plan. Trailer and RV parking spaces shall be ten-feet by twenty-five feet (10' X 25'). These spaces shall be specifically called out on the site plan in an area behind the building line. A solid living screen shall be placed around the specified area
 4. Maximum of ten (10) parking spaces on dead end drive aisle.
 5. Mail Kiosk shall have minimum of five (5) parking spaces within fifty (50) feet unless a drive-through facility is provided.
 6. Enclosed garage parking spaces to be ten by twenty (10 X 20) feet. (See Article IV, Section 4.0 for structured parking garage requirements.)
 7. Tandem parking spaces count at a rate of fifty percent (50%) of other parking spaces toward required parking.
 8. First parking space on all drives intersecting a public street shall be a minimum of fifty (50) feet from the right-of-way.

- D. Driveway within the apartment complex should be configured to decrease speed and have a maximum of five hundred (500) feet in a straight length without an offset.
- G. Access to a public right-of-way in a single-family neighborhood will be limited access and will not function as a primary access point for the complex. Access to single-family alleys is prohibited.
- E. Direct or indirect access to a median opening where located on divided thoroughfare.

13.10 USABLE OPEN SPACE AND COMMON BUILDING REQUIREMENTS:

Each lot or parcel of land developed under the MF-2 standards shall provide common open space ~~totaling twenty-five (25%) of the total MF-1 development~~ at a rate of seven hundred fifty (750) square feet per bedroom.

- A. Planned Development Districts: For Planned Development Districts with multi-family zoning, usable open space shall be provided in accordance with Comprehensive Zoning Ordinance unless otherwise described in PD requirements. ~~that required for the MF-1 district that most closely resembles the density permitted within said PD.~~
- B. A common building (club house) is required to be constructed to a usable size at a rate of twelve (12) square feet of air-conditioned space for each unit in the complex. This common building shall include one (1) meeting room with a minimum size of one thousand (1,000) square feet.
- C. Area Requirements:
 - 1. Such open space shall have a maximum slope not exceeding ten (10) percent.
 - 2. Such open space shall have a minimum dimension of not less than ~~fifteen~~ fifty (15) (50) feet.
 - 3. Of the required open space, fifteen (15) percent or twenty thousand (20,000) 44,000 square feet, whichever is greater, shall be arranged or located in a contiguous mass. This contiguous mass must be located within the required common open space area. Flood plain may receive one half (1/2) credit when ~~be~~ counted toward this requirement. ~~However Required perimeter landscaping ed will areas may not be counted toward this requirement~~ open space.
 - 4. At the time of preliminary site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable. If it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development.

5. A table showing square footage of each use and/or area is required on the final site plan and landscape plan. The required table should include required vs. provided open space and indicate credit for each use or area.

D. Open Space Credits:

1. A 2:1 square foot credit may be applied for each square foot utilized for:
 - a. Swimming pools and adjacent decks, patios or lounge within 10 feet of a pool;
 - b. Developed and equipped children's play areas;
2. A 1:1 square foot credit may be applied for each square foot utilized for:
 - a. Jogging trails, multi-use areas such as sports courts
 - b. Usable portions of recreational buildings or common buildings; and
3. A 0.5:1 square foot credit may be applied for each square foot utilized for:
 - a. Areas within the 100-year flood plain as determined by flood study under fully developed conditions;
 - b. Areas within 100 feet of a rail road;
 - c. Areas within 100 feet of a natural gas or fuel transmission line.

E. Landscaping:

1. All required landscaping must be located within the required open space, exclusive of required perimeter or parking landscaped areas.
2. One (1) large tree, four inches (4") in caliper shall be provided per one thousand (1000) 7000 square feet of required open space. The alternative to large trees is three (3) ornamental trees four inches (4") in caliper can be planted for each large tree required. Trees are to generate quantities for plantings; a fewer number of trees can be planted where larger trees are provided. The approved landscape plan must include the appropriate tabulations.
- ~~3. Three (3) five-gallon (5) shrubs per 10,000 square feet of required open space.~~
5. Tree preservation credits shall be the same as those set forth in Article IV, Section 2.06(D)(4). A maximum of one third (1/3) of the required landscape can be credited for preservation unless otherwise specifically approved by the City.
6. Double off-set row of trees on twenty foot (20') centers adjacent to Single-Family alternating between large trees and evergreen trees.

12.10 BUILDING ORIENTATION AND CONSTRUCTION:

- A. Parking lots and detached garages shall not be located between the apartment building and a perimeter street. Buildings with enclosed garages, when adjacent to public rights-of-way, must face garages internally to the development. Garage doors may not face public rights-of way.
- B. No garages are to be located between residential buildings and public right-of-way.
- C. Cementitious construction materials are required as an alternate for wood construction for architectural detailing and exterior trim work.
- D. Building Design
1. Except for windows, doors and garage doors, the exterior of all building elevations shall be one hundred (100) percent masonry. Cement fibrous board may be used for areas not considered conducive for masonry, as determined by the Building Official, and architectural features, including but not limited to bay windows, dormers, chimneys not part of an exterior wall, and gables with an area of less than ten (10) square feet.
 2. Exterior Finish Insulation Systems (EFIS) is allowed as an alternative to stucco construction. These construction methods are limited to areas ten (10) feet above the average grade and a maximum of twenty (20) percent of any one (1) building facade.
 3. Flat primary roofs are prohibited.
 4. Except for decorative windows, transoms, and side lights, all residential windows shall be operable. The windows in living areas and bedrooms, except for dormer windows, shall be a minimum fifteen (15) square feet in size.
 5. All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be substantially screened from view from streets and open space.
 6. All multi family developments that are developed at eighteen (18) per net acre, must use four (4) or more of the following architectural features per building. All multi family developments that are developed to more than eighteen (18) units per net acre will require five (5) of the following architectural features per building:
 - Dormers
 - Porches
 - Stoop
 - Patio

- Awnings/Canopies
 - Varied roof height in building (minimum ten-foot (10') differences)
 - Offsets in buildings (minimum 20 feet to receive credit excluding attached garage)
 - Balconies
 - Others may be approved by City
7. A facade plan illustrating the compliance of the prototypical design of each building style with these provisions shall be submitted concurrent with the site plan. No two buildings shall have the same façade and architectural features side-by-side.
 8. The Director of Planning designee will review all façade plans for compliance of the Zoning Ordinance regulations. Appeals will be forwarded to the Planning and Zoning Commission. The applicant, Director of Planning, or two Planning and Zoning Commissioners can request an appeal. The Planning and Zoning Commission's decision can be appealed to the City Council by the Applicant, Director of Planning or two City Council members. The City Council will make final determination.

F. Building Orientation:

1. Angle to Street, Creeks, Single Family, Golf Course: 30-70 degrees
2. Street connection for Single family properties that are adjacent and develop prior to the multi-family properties
3. Three Story in the center of property (250 from Single-Family)
4. Stairwells screened from street (enclosed or wall at outer edge)
5. Buildings should be configured to blend with the natural elements and character of the land. Such as the long portion of a foundation should be configured parallel with the topography.
6. A single mailroom or Kiosk will be provided for each complex. The building can be incorporated into another building or will have a minimum of twenty (20') foot separations from all other buildings.

F. Structure Separation - Multi-family structures on the same parcel shall have the following minimum distance between structures:

1. From main structure to main structure with openings for doors or windows on facing facades:
 - A. Face to Face sixty (60) feet
 - B. Face to end thirty (30) feet
 - C. Corner to face or end forty (40) feet
 - D. End to End thirty (30) feet
 - E. One hundred fifty (150) feet to any building on an adjacent apartment development.

- F. Fifty (50) feet to any non-residential building on an adjacent property
- 2. From main structure to main structure without openings, twenty (20) feet for one and two stories and thirty (30) feet for three (3) story buildings
- 3. From main structure to accessory buildings or swimming pools, twenty (20) feet
- 4. From main structure to free standing garage building thirty (30) feet.

ARTICLE IV, SECTION 2.06(D) LANDSCAPE REQUIREMENTS

D. Multi-Family Landscape Area Requirements

These standards apply to all Multi-Family zoning districts. Any area within a Planned Development or overlay zoning district containing landscaping standards shall comply with the standards requiring the most Large Trees.

1. General Requirements

- a. Properties developed prior to the effective date of this Section will not be required to conform to these landscape requirements until there is a thirty percent (30%) or more increase in the size of the development.
- b. Landscaped areas will be of varying depths intended to separate and screen incompatible land uses from one another and to provide green areas along major roadways.
- c. Foundation plantings of a double row of shrubs are required along the façade of all buildings that are visible from all property lines.
- d. Trees required by the open space planting requirements should be used to increase the energy efficiency of the residential buildings by plantings along the south and west sides of buildings.
- e. A summary of tabulations for all required plantings, preservation credits, tree mitigation, and/or other data as necessary to document the landscape requirements shall be shown on the planting plan.

2. Perimeter Requirements

- a. A landscaped area at least twenty-five feet (25') wide shall be located between multi-family developments and public right-of-ways for all roadways; provided, however, a thirty foot (30') landscape area adjacent to and outside the right-of-way will be provided adjacent to State Highway 121, United States Highway 380, Preston Road and the Dallas North Tollway. One (1) large tree, ~~three~~ six (6") inch caliper minimum, will be planted on thirty foot (30') centers within the required landscaped area (or quantity for size substitution can be approved by the City). All landscaping shown on the approved Landscape Plan will be installed prior to the issuance of a certificate of occupancy of first unit.
- b. Where multi-family development is adjacent to the property line of Single-Family zoned parcels or areas shown as single-family use on the Future Land Use Plan, a double off-set row of trees

on twenty (20) foot centers shall be located adjacent to Single Family zoning districts alternating between shade trees and evergreen trees in a twenty five (25') wide landscape perimeter area. one (1) large tree, three inch (3") caliper minimum, shall be planted on twenty five foot (25') centers in a fifteen foot (15') wide landscape perimeter area.

- c. Where multi-family development is adjacent to the property line of parcels zoned for uses other than single-family or parcels not shown as single-family use on the Future Land Use Plan, ~~A fifteen-foot~~ twenty five (45 25) foot wide landscape area is required. In addition, one (1) large tree, three inch (3") caliper minimum, will be required for each ~~fifty~~ thirty linear feet (~~50~~ 30') that abuts the adjacent property line. Trees will be located within the ~~fifteen~~ twenty five foot (~~45~~ 25') perimeter area or within the area located between the property line and the side or rear building line. Trees required under this Section that are planted in parking areas may not be credited towards meeting the number of required trees as outlined in the Interior Parking Requirements listed below.

3. Interior Parking Requirements

- a. ~~Eighteen~~ Twenty square feet (~~48~~ 20') of landscaping for each parking space shall be provided within the paved boundaries of the parking lot, exclusive of the required perimeter landscape requirements stated above. Landscape areas in parking lots will be other than turf plantings, shrubs and/or ground cover are to be used in parking islands.
- b. One (1) Large Tree, three inch (3") caliper minimum, must be provided for every ten (10) parking spaces, exclusive of the perimeter trees required in section 39.6.D.2. In addition, the trees required in this Section may not be planted in the required perimeter landscaped areas to receive credit for the perimeter landscape area. Three (3) small trees, minimum six feet (6') in height and three inches in diameter (3"), may be substituted for one (1) required large tree not to exceed twenty-five percent (25%) of the required Large Trees. Additional low shrubs are recommended.
- c. Landscaped islands within the parking lot shall be a minimum of one hundred square feet (100'), not less than ~~eight-nine~~ feet (~~8 9'~~) wide and a length equal to the abutting space.
- d. There shall be at least one (1) Large Tree, three inch (3") caliper minimum, within ~~one hundred fifty~~ feet (400 50') of every parking space. Only trees located in parking areas are to be used for this requirement.

- e. Landscaped islands will ~~generally~~ be located at the terminus of all parking rows, and should contain at least one (1) Large Tree, with no more than twelve (12) parking spaces permitted in a continuous row without being interrupted by a landscaped island. Areas where parking is located between the right-of-way and the buildings, trees will be placed every seven parking spaces.
- f. Landscape islands in parking areas may be grouped to form one large island subject to City approval. Grouping for large islands is prohibited along street frontage.
- g. All landscaped areas will be protected by a raised six-inch (6") concrete curb or wheel stop where curbs are not provided. Pavement will not be placed closer than ~~three~~ four feet (~~3~~ 4') from the trunk of a tree unless a City approved root barrier is utilized.
- ~~h. Parking islands with light poles for lighting the parking lots may substitute two (2) small trees for the one (1) Large Tree.~~
- i. Where two rows of head-in parking spaces are located, an ~~six~~ eight foot (~~6~~ 8') wide landscaped median protected from overhanging vehicles will be installed perpendicular to the parking spaces to form a landscaped median between the two rows
- j. A solid living screen using evergreen trees shall be placed around all dumpster, compactor, recycling facilities. A living screen is also required around any RV/trailer parking areas.
- k. Solid screens are required where garage doors are visible from a public street.

4. Preservation Credits

- a. Existing trees approved by the City for credit are to remain in a living and growing condition. Any existing tree that dies will be replaced on the same basis as set forth in Section 39.4.
- b. Large groups of small or under-story trees are eligible for tree preservation credits with approval from the City. Credits shall be indicated on the Landscape Plan.
- c. Credit will be revoked where trees intended for preservation credits are damaged due to construction, broken branches, soil compaction, or soil cut/fill.
- d. If existing trees are preserved, the minimum distance between parking spaces and a Large Tree may be expanded, subject to approval by the City.

- e. Existing healthy trees from the approved plant list may be used to satisfy the requirements of this Ordinance. Other species may be approved by the City. A maximum of 1/3 of the required plantings can be credited for existing trees. Existing trees approved by the City will be credited on the following basis

Existing Saved Trees

6-10" caliper
11-20" caliper
20+" caliper

Credit

2 Large Trees
3 Large Trees
4 Large Trees

SN/sg

cc:

Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.:

6

Public Hearing:

Zoning Case Z2000-10

Applicant(s):

City of Frisco

Description:

A request to amend the Comprehensive Zoning Ordinance to amend Multi-Family development standards. Tabled 12/27/2000

Remarks:

This item must be removed from the table. This item was tabled to allow staff time to incorporate comments for the 12/27/2000 Planning and Zoning Commission meeting prior to forwarding the item to the January 16, 2001 City Council meeting. The Planning and Zoning Commission requested the staff to address the following items:

1. Specify what residential development standards that would apply if developed as single family. Staff included all single family detached standard as allowable uses with in both MF-1 and MF-1.
2. Clarify the tree requirements for the open space. Staff provided new wording to better define tree planting requirements for required open space areas.
3. Consider more that twenty percent (20%) garage parking to be over and beyond that parking required for a project to avoid parking shortages should renter use garage for storage purposes. Staff modified the proposed ordinance amendment from limiting garage parking to forty percent 40% maximum allowable to a maximum of twenty percent (20%) or required parking can be within garages.
4. Specify minimum distance separation from residential units and adjacent single-family districts from refuse units. Staff added specific working that provides 50 feet of separation between refuse facilities and residential buildings and a 150 setback to adjacent residential districts.)
5. Specify screening requirements involving wall and landscaping around refuse areas. Additional requirements to a masonry wall and a living screen have been included around refuse facilities.
6. Specify pedestrian connection between apartments and non-residential properties. Staff has included wording to require pedestrian access to adjacent non-residential properties and developments.
7. Provide for appeal process for façade plans. Staff has included an appeal process for the façade plans to allow for an appeal of staff's decision to the Planning and Zoning Commission and further appeal of that decision to the City Council.

At the direction of City Council the Planning and Zoning Commission called a public hearing at their January 11, 2000 meeting to consider amendments to the development standards for Multi-Family districts.

A committee comprised of citizens and development representatives meet to discuss the proposed changes to the development standards for the Multi-Family zoning districts. The group has made several recommendations that have been included in the proposed modifications. Staff and the committee made the following recommendations to accomplish the following:

- Modify open space requirements for Multi-Family developments.
- Allow three-story buildings in the Multi-Family-1 district.
- Increase set back requirements for three story buildings.
- Create standards for building orientation and separation.
- Clarify parking requirements and the number of spaces needed for each development and add criteria for calculating tandem, garages and open area parking spaces.
- Require specific parking for boats, trailers, and other RVs.
- Clarify the landscaping requirements.
- Increase the required buffer between Multi-Family and other residential districts.
- Specify architectural features on all residential buildings.
- Allow patio home densities or less by right and exclude duplexes.
- Minimum square foot for amenity center

The Comprehensive Zoning Ordinance includes two Multi-Family districts Multi-Family-1 with 18 units per net acre and Multi-Family-2 with 23 units per net acre. The committee has recommended that the number of units allowed per net acre remain the same and open space and other regulations be altered to improve the overall quality and appearance of future developments.

Summary

Staff is requesting that the Planning and Zoning Commission recommend approval of the proposed ordinance amendments to allow the item placed on the January 16, 2001 City Council. If additional modifications are recommend by the Planning and Zoning Commission the staff will make the necessary modifications for presentation to the City Council.

Recommendation:

Recommend for approval subject to the changes below. The deletions are ~~struck through~~ and the modifications are underlined.

ARTICLE III

SECTION 1

RESIDENTIAL DISTRICTS

12.01 MF-1 - MULTIPLE FAMILY DISTRICT -1

12.02 GENERAL PURPOSE AND DESCRIPTION:

The MF-1, Multiple Family Residential District is an attached residential district intended to provide a residential density of eighteen (18) dwelling units per net acre. The principal permitted land uses will include multiple family dwellings, ~~garden apartments~~, condominiums, Townhomes, Residential Estate, Single-Family-1, Single-Family-2, Single-Family-3, Single-Family-4 Single-Family-5 and Patio-Home district standards. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this District. This District should be located at a major thoroughfare intersections as referenced in the Comprehensive Plan ~~and serve as a buffer between retail/commercial development or heavy automobile traffic, and medium or low density residential development.~~

12.03 **PERMITTED USES:**

- A. Uses permitted in the MF-1 District are outlined in Article II, Section 3.
- B. Single-Family residential development at Single-Family-4 density of less (Article III, Section 2.0 through 6.0).

4. **AREA REGULATIONS:**

A. **Size of Yards:**

1. **Minimum Front Yard** (adjacent to a street)

a. Adjacent to non-residential

One-Story: _____ Twenty five (25)
feet

Two-Story: _____ Fifty (50) feet

Three-Story: _____
One hundred fifty (150)
feet provided that a two (2) story
building separates the three (3)
story from the public street.

a. Adjacent to Townhouse, Duplex, or Single-Family or area shown on Future Land Use Plan for Single Family

One-Story: _____ Fifty (50) feet

Two-Story: _____ One hundred
(100) feet

Three-Story: _____
Two hundred fifty (250).

4. **Minimum Side Yard** - ~~Fifteen feet (15') from property line; twenty-five feet (25') when adjacent to a street and sixty feet (60') when the building is in excess of one story and adjacent to a Single Family Zoning District.~~

a. Adjacent to residential zoning district or planned development district that allows residential or area designated as residential, excluding multi-family, on the Future Land Use Plan.

One-Story: _____ Fifty (50) feet

Two-Story: _____ One hundred
(100) feet

Three-Story: _____
Two hundred fifty (250)
feet.

b. Setback for two-story buildings shall be reduced to fifty (50) feet where adjacent to a golf course or to a major creek with adequate access around the buildings.

c. Adjacent to non-residential zoning district or planned development district that allows nonresidential.

One-Story: _____ Twenty five (25)
feet

Two-Story: _____ Fifty (50) feet

Three-Story: _____
One hundred (100) feet,
provided that a two-story building separates the three-story from the property line.

3. **Minimum Rear Yard - Twenty feet (20');
~~sixty feet (60') when the building is in excess of
one story and adjacent to a Single Family
Zoning District~~**

a. Adjacent to residential zoning district or planned development district that allows residential, or area designated as residential, excluding multi-family, on the Future Land Use Plan.

One-Story: _____ Fifty (50) feet

Two-Story: _____ One hundred
(100) feet

Three-Story: _____
Two hundred fifty (250).

b. Setback for two-story buildings shall be reduced to

fifty (50) feet when adjacent to a golf course or to a major creek.

c. Adjacent to non-residential zoning district or planned development district that allows nonresidential.

feet One-Story: _____ Twenty (25)

Two-Story: _____ Fifty (50) feet

Three-Story: _____
One hundred fifty (150) feet, provided that a two-story building separates the three-story from the property line.

C. **Size of Lots:**

1. **Minimum Lot Area** - Ten thousand (10,000) square feet Five (5) acres unless otherwise specified within planned development or other zoning district. Areas zoned Multi-Family that are developed to Single-Family standards must meet lot areas in listed in Article III Section 1, 2.01 through 6.01. Properties that are less than five (5) acres with existing zoning prior to the adoption of this ordinance are exempted from this requirement.
2. **Minimum Lot Width** - Eighty (80) feet
3. **Minimum Lot Depth** - One hundred twenty (120) feet

D. **Minimum Dwelling Area :**

1. One bedroom: Six hundred fifty (650) square feet
2. Two bedroom: One thousand (950) square feet
3. Each additional bedroom over two will require an additional one hundred fifty (150) square feet. (See Article IV, Section 9.02)

A. **Maximum Height Regulations:**

1. One story: Maximum thirty (30) feet for any portion of the building
2. Two-stories: Maximum forty (40) feet for any portion of the building
3. Three-stories: Maximum fifty (50) feet for any portion of the building.

- A. **Maximum Lot Coverage:** Fifty (50) percent total including main and accessory buildings

G. **Maximum Density:**

1. Eighteen (18) dwelling units per net acre.

H. **Other Regulations:**

1. Accessory Building and Use Regulations, Article IV, Section 7.0
2. Meandering sidewalk is required adjacent to public Right-of-way(s) unless otherwise approved by City
3. Above ground storm water detention is prohibited within required landscape and usable open space areas
4. Special and Additional Supplementary Regulations, Article IV, Section 9.0
5. Screening Fences and Wall Standards, Article IV, Section 5.0
6. Screening Fences and Wall Standards, Article IV, Section 5.0. Thin wall or set in place wall panel construction methods are prohibited in conjunction with new multi-family developments. Repairs to existing projects will be permitted with the addition of galvanized metal support being added to area being repaired.
7. Pedestrian connections will be provided to adjacent schools, parks, and non-residential developments.

12.05 **REFUSE FACILITIES:**

~~A. Every dwelling unit shall be located within two hundred fifty feet (250') of a refuse facility, measured along the designated pedestrian and vehicular travel way. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk or for more than one dwelling.~~

A. Each refuse facility shall be screened from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by a masonry wall not less than six (6) feet, no more than eight (8) feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies using fifteen (15) foot inside turning radius with a thirty (30) foot approach. Trash dumpsters shall be located a minimum of fifty feet (50') from a residential apartment building and one-hundred feet (100') feet from a adjacent residential district boundary lines. Dumpsters shall have a minimum six-foot (6') wall enclosure with an evergreen screen around the perimeter. Trash compactors shall be located a minimum of fifty feet (50') feet from residential apartment buildings and have a eight (8) foot wall enclosure with an evergreen living screen around the perimeter.. Compactors are to be minimum of one hundred fifty feet (150') from other residential district boundary lines.

12.06 AMENITIES

A minimum of four (4) of the following will be incorporated into each multi-family development.

- Jogging trail
- Gazebo
- Improved picnic areas
- Playground tot lot
- Day care (on-site) (requires Specific Use Permit)
- Sport courts and fields (volley ball, base ball, tennis Etc.)
- Putting green
- Swimming Pool
- Others as approved by City

7. PARKING AND CIRCULATION STANDARDS

A. Multi-Family:

The required number of total spaces shall be no less than 1.8 spaces per dwelling unit overall. ~~Thirty percent (30%) of the required parking spaces must be within enclosed garages. These garages may be a part of the dwelling structure of as an accessory building. All garages constructed as accessory building must consist of eight percent (80%) masonry and be built of similar materials as the main structures.~~ Parking calculations shall be as follows:

1. One and one-half (1.5) spaces per one bedroom unit.
2. Two (2) spaces per two bedroom unit.
3. Two and one-half (2.5) spaces per three bedroom unit
4. One-half (0.5) space per each additional bedroom.

B. Garages, when provided, shall be one hundred (100) percent masonry, and be built of the same materials as the main structures. The garage may be part of the dwelling structure. Garage parking is limited to twenty (20%) percent of the required parking provided. Additional garage parking can be provided beyond the required parking calculations. Garages shall set back a minimum of eight (8) feet from the circulation aisle. The garage shall not be used for storage, whereby prohibiting the parking of a operable vehicle.

C. Other parking requirements:

1. First row of parking when not separated from the right-of-way by a building requires a large tree every seven (7) spaces.
2. Sub-grade parking under all or a portion of the building will not count against building height if half or more of subgrade parking is below ground.
3. Trailer and Recreational Vehicle Parking shall be limited to specific areas as designated on the approved site plan. Trailer and RV parking spaces shall be ten-feet by twenty-five feet (10X25). These spaces shall be specifically called out on the site plan in an area behind the building line. A solid living screen shall be placed around the specified area.
4. Maximum of ten (10) parking spaces on dead end drive aisle.
5. Mail Kiosk shall have minimum of five (5) parking spaces within fifty (50) feet unless a drive-through facility is provided.

6. Enclosed garage parking spaces to be ten-feet by twenty- feet (10 X 20). (See Article IV, Section 4.0 for structured parking garage requirements.)
 7. Tandem parking spaces count at a rate of fifty percent (50%) of other parking spaces toward required parking.
 8. First parking space on all drives intersecting a public street shall be a minimum of fifty (50) feet from the right-of-way.
- A. Driveway within the apartment complex should be configured to decrease speed and have a maximum of five hundred (500) feet in a straight length without an offset. The width of the drive aisle shall be used as the minimum offset.
 - B. Access to a public right-of-way in a single-family neighborhood will be limited access and will not function as a primary access point for the complex. Access to single-family alleys is prohibited.

7. USABLE OPEN SPACE AND COMMON BUILDING REQUIREMENTS:

Each lot or parcel of land developed under the MF-1 standards shall provide common open space ~~totaling twenty-five (25%) of the total MF-1 development at a rate of seven hundred and fifty (750) square feet per bedroom.~~

- A. Planned Development Districts: For Planned Development Districts with multi-family zoning, usable open space shall be provided in accordance with Comprehensive Zoning Ordinance unless otherwise described in PD requirements. ~~that required for the MF-1 district that most closely resembles the density permitted within said PD.~~
- A. A common building (club house) is required to be constructed to a usable size at a rate of twelve (12) square feet of air-conditioned space for each unit in the complex. This common building shall include one (1) meeting room with a minimum size of one thousand (1,000) square feet.
 - B. Area Requirements:
 1. Such open space shall have a maximum slope not exceeding ten (10) percent
 2. Such open space shall have a minimum dimension of not less than ~~fifteen~~ fifty (45) (50) feet.
 3. Of the required open space, fifteen (15) percent or twenty thousand (20,000) 14,000 square feet, whichever is greater, shall be arranged or located in a contiguous mass. This contiguous mass must be located within the required common open space area. Flood plain may receive one half (1/2) credit when ~~be~~ counted toward this requirement. ~~however, Required perimeter landscaping ed will areas may not be counted toward this requirement~~ open space.
 4. At the time of preliminary site plan ~~and/or subdivision plat~~ approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable. If it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development.
 5. A table showing square footage of each use and/or area is required on the final site plan and landscape plan. The required table should include required vs. provided open space and indicate credit for each use or area.

A. Credits:

1. A 2:1 square foot credit may be applied for each square foot utilized for:
 - a. Swimming pools and adjacent decks, patios or lounge within 10 feet of a pool;
 - b. Developed and equipped children's play areas;
 - c. Jogging trails
1. A 1:1 square foot credit may be applied for each square foot utilized for:
 - a., multi-use areas such as sports courts (Tennis, volley ball
 - b. Usable portions of recreational buildings or common buildings; and
2. A 0.5:1 square foot credit may be applied for each square foot utilized for:
 - a. Areas with in the 100 year flood plain as determined by flood study under fully developed conditions
 - b. Areas within 100 feet of a rail road;
 - c. Areas within 100 feet of a natural gas or fuel transmission line.

A. Landscaping:

1. All required landscaping must be located within the required open space, exclusive of required perimeter or parking landscaped areas.
2. One (1) large tree, four inches (4") in caliper shall be provided per one thousand (1000) ~~7000~~ square feet of required open space. The alternative to large trees is three (3) ornamental trees four inches (4") in caliper can be planted for each large tree required. Trees are to generate quantities for plantings; a fewer number of trees can be planted where larger trees are provided. The approved landscape plan must include the appropriate tabulations.
3. ~~Three (3) five-gallon (5) shrubs per 10,000 square feet of required open space.~~
4. Tree preservation credits shall be the same as those set forth in Article IV, Section 2.06(D)(4). A maximum of one third (1/3) of the required landscape can be credited for preservation unless otherwise specifically approved by the City
5. Double off-set row of trees on twenty (20) foot centers adjacent to single-family alternating between large trees and evergreen trees.

7. BUILDING ORIENTATION AND CONSTRUCTION:

- A. Parking lots and detached garages shall not be located between the apartment building and a perimeter street Buildings with enclosed garages, when adjacent to public rights-of-way,

must face garages internally to the development. Garage doors may not face public rights-of way.

~~A. Buildings with enclosed garages, when adjacent to public rights-of-way or pathway, must face garages internally to the development. Garage doors may not face public rights-of way or pathways. Additional landscaping consisting of three-inch caliper trees 25-foot on-center for the length of the garage plus 20-feet shall be provided between the garage and the street. This landscaping is in addition to any other perimeter landscaping required by ordinance.~~

B. No garages are to be located between residential buildings and public right-of-way.

C. Cementitious construction materials are required as an alternate for wood construction for architectural detailing and exterior trim work.

D. Building Design

1. Except for windows, doors and garage doors, the exterior of all building elevations shall be one hundred (100) percent masonry. Cement fibrous board may be used for areas not considered conducive for masonry, as determined by the Building Official, and architectural features, including but not limited to bay windows, dormers, chimneys not part of an exterior wall, and gables with an area of less than ten (10) square feet.
2. Exterior Finish Insulation Systems (EFIS) is allowed as an alternative to stucco construction. These construction methods are limited to areas ten (10) feet above the average grade and a maximum of twenty (20) percent of any one (1) building facade.
3. Flat primary roofs are prohibited.
4. Except for decorative windows, transoms, and side lights, all residential windows shall be operable. The windows in living areas and bedrooms, except for dormer windows, shall be a minimum fifteen (15) square feet in size.
5. All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be substantially screened from view from streets and open space.
6. All buildings must use four (4) or more of the following architectural features:
 - Dormers
 - Porches
 - Stoop
 - Patio
 - Awnings/Canopies
 - Varied roof height in building (minimum ten (10) foot difference)
 - Offsets in buildings (minimum 20 feet to receive credit excluding attached garage)
 - Balconies
 - Others may be approved by City

1. A facade plan illustrating the compliance of the prototypical design of each building style with these provisions shall be submitted with the site plan. No two buildings shall have the same façade and architectural features side-by-side.
2. The Director of Planning designee will review all façade plans for compliance of the Zoning Ordinance regulations. Appeals will be forwarded to the Planning and Zoning Commission. The applicant, Director of Planning, to two Planning and Zoning Commissioners can request an appeal. The Planning and Zoning Commission's decision can be appeal to the City Council by the applicant, Director of Planning or two City Council members. The City Council will make final determination.

E. Building Orientation:

1. Angle to Street, Creeks, Single Family, Golf Course 30-70 degrees.
2. Street connection for Single family properties that are adjacent and develop prior to the multi-family properties.
3. Stairwells screened from street (enclosed or wall at outer edge)
1. Buildings should be configured to blend with the natural elements and charter of the land. Such as the long portion of a foundation should be configured parallel with the topography.
2. A single mailroom or Kiosk will be provided for each complex. The building can be incorporated in to another building or will have a minimum of twenty (20') foot separations from all other buildings.

F. Structure Separation - Multi-family structures on the same parcel shall have the following minimum distance between structures:

1. From main structure to main structure with openings for doors or windows on facing facades:
 - a. Face to Face sixty (60) feet
 - b. Face to end thirty (30) feet
 - c. Corner to face or end forty (40) feet
 - d. End to End thirty (30) feet
 - e. One hundred fifty (150) feet to any building on an adjacent apartment complex
 - f. Fifty (50) feet to any non-residential building on an adjacent property
2. From main structure to main structure without openings, twenty (20) feet for one and two stories and thirty (30) feet for three (3) story buildings

3. From main structure to
accessory buildings or pools, twenty (20) feet

4. From main structure to free
standing garage building thirty (30) feet

ARTICLE III

SECTION 1

RESIDENTIAL DISTRICTS

13.01 MF-2 - MULTIPLE FAMILY DISTRICT - 2

13.02 GENERAL PURPOSE AND DESCRIPTION:

The MF-2, Multiple Family Residential District is an attached residential district intended to provide a residential density of twenty three (23) dwelling units per net acre. The principal permitted land uses will include multiple family dwellings, ~~garden apartments~~, condominiums, townhomes Residential Estate, Single-Family-1, Single-Family-2, Single-Family-3, Single-Family-4 Single-Family-5 and Patio-Home district standards. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this District. This District should be located adjacent at a major thoroughfare ~~and serve as a buffer between retail/commercial development or heavy automobile traffic, and medium or low density residential development.~~ intersections as referenced in the Comprehensive Plan.

13.03 PERMITTED USES:

A. Uses permitted in the MF-2 District are outlined in Article II, Section 3.0

B. Single-Family residential development at Single-Family-4 density of less (Article II, Sections 2.0 through 6.0)

4. AREA REGULATIONS:

A. Size of Yards:

1. Minimum Front Yard (adjacent to a street)

a. Adjacent to non-residential

One-Story: twenty five (25) feet

Two-Story: fifty (50) feet

Three-Story: one hundred fifty (150) feet.

b. Adjacent to Townhouse, Duplex, or Single-Family or area shown on Future Land Use Plan for Single Family

One-Story: _____ fifty (50) feet

Two-Story: _____ one hundred (100) feet

Three-Story: _____ two hundred fifty (250) feet .

2. **Minimum Side Yard** - ~~Fifteen feet (15') from property line; twenty-five feet (25') when adjacent to a street and sixty feet (60') when the building is in excess of one story and adjacent to a Single Family Zoning District.~~

a. Adjacent to residential zoning district or planned development district that allows residential or area designated as residential, excluding multi-family, on the Future Land Use Plan.

One-Story: _____ fifty (50) feet

Two-Story: _____ one hundred (100) feet

Three-Story: _____
two hundred fifty (250) feet..

b. Setback for two-story buildings shall be reduced to fifty (50) feet where adjacent to a golf course or to a major creek with adequate access around the buildings.

c. Adjacent to nonresidential zoning district or planned development district that allows nonresidential.

One-Story: _____ twenty five (25) feet

Two-Story: _____ seventy five (75) feet

Three-Story: _____
one hundred (100) feet.

3. **Minimum Rear Yard -** ~~Twenty feet (20'); sixty feet (60') when the building is in excess of one story and adjacent to a Single Family Zoning District~~

a. Adjacent to residential zoning district or planned development district that allows residential, or area designated as residential, excluding multi-family, on the Future Land Use Plan..

One-Story:	fifty (50) feet
Two-Story:	one hundred

(100) feet

Three-Story:
two hundred fifty (250)
feet.

b. Setback for two-story buildings shall be reduced to fifty (50) feet when adjacent to a golf course or to a major creek.

c. Adjacent to non-residential zoning district or planned development district that allows nonresidential.

One-Story:	twenty five (25)
------------	------------------

feet

Two-Story:	seventy five
------------	--------------

(75) feet

Three-Story:
one hundred fifty (150)
feet.

B. Size of Lots:

Minimum Lot Area - Ten thousand (10,000) square feet Five (5) acres unless otherwise specified within planned Development or other zoning district. Three hundred fifty (350) feet where a two-story building is not located between a three-story building and residential zoning district. Properties that are less than five (5) acres with existing zoning prior to the adoption of this ordinance are exempt from this requirement.

1. Minimum Lot Width - Eighty feet (80')
2. Minimum Lot Depth - One hundred twenty feet (120')

C. Minimum Dwelling Area :

One bedroom: Six hundred fifty (650) Square feet

Two bedroom: One thousand (950) Square feet

Each additional bedroom over two will require an additional one hundred fifty (150) square feet. (See Article IV, Section 9.02)

A. Maximum Height Regulations:

One story: Maximum thirty (30) feet for any portion of the building

Two-stories: Maximum forty (40) feet for any portion of the building

Three-stories: Maximum fifty (50) feet for any portion of the building.

B. Maximum Lot Coverage: Fifty (50) percent total including main and accessory buildings

F. Maximum Density:

1. Twenty three (23) dwelling units per net acre.

G. G. Other Regulations:

1. Accessory Building and Use Regulations, Article IV, Section 7.0.
2. Meandering sidewalk is required adjacent to public Right-of-way(s) unless otherwise approved by City
3. Above ground storm water detention is prohibited within required landscape and usable open space areas.
4. Special and Additional Supplementary Regulations, Article IV, Section 9.0
5. Screening Fences and Wall Standards, Article IV, Section 5.0
6. Screening Fences and Wall Standards, Article IV, Section 5.0. Thin wall or set in place wall panel construction methods are prohibited in conjunction with new multi-family developments. Repairs to existing projects will be permitted with the addition of galvanized metal support being added to area being repaired.
7. Pedestrian connections will be provided to adjacent schools, parks, and non-residential developments.

13.05 REFUSE FACILITIES:

- ~~A. Every dwelling unit shall be located within two hundred fifty feet (250') of a refuse facility, measured along the designated pedestrian and vehicular travel way. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk or for more than one dwelling.~~

- A. Each refuse facility shall be screened from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by a masonry wall not less than six (6) feet, no more than eight (8) feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies using fifteen (15) foot inside turning radius with a thirty (30) foot approach. Trash dumpsters shall be located a minimum of fifty feet (50') from a residential apartment building and one-hundred feet (100') feet from a adjacent residential district boundary lines. Dumpsters shall have a minimum six-foot (6') wall enclosure with an evergreen screen around the perimeter. Trash compactors shall be located a minimum of fifty feet (50') feet from residential apartment buildings and have a eight (8) foot wall enclosure with an evergreen living screen around the perimeter. Compactors are to be minimum of one hundred fifty feet (150') from all other residential district boundary lines.

13.06 AMENITIES

A minimum of five (5) of the following will be incorporated into each multi-family development.

- Jogging trail
- Gazebo
- Playground tot lot
- Day care (on-site) (requires Specific Use Permit)
- Sport courts and fields (volley ball, base ball, tennis Etc.)
- Putting green
- Swimming Pool
- Others as approved by City

13.07 PARKING AND CIRCULATION STANDARDS

- A. Multi-Family:

The required number of total spaces shall be no less than 1.8 spaces per dwelling unit overall. ~~Thirty percent (30%) of the required parking spaces must be within enclosed garages. These garages may be a part of the dwelling structure of as an accessory building. All garages constructed as accessory building must consist of eight percent (80%) masonry and be built of similar materials as the main structures.~~ Parking calculations shall be as follows:

1. One and one-half (1.5) spaces per one bedroom unit,
2. Two (2) spaces per two bedroom unit,
3. Two and one-half (2.5) spaces per three bedroom unit
4. One-half (0.5) space per each additional bedroom.

- A. Garages, when provided, shall be one hundred (100) percent masonry, and be built of the same materials as the main structures. The garage may be part of the dwelling structure. Garage parking is limited to twenty (20%) percent of the required parking provided. Additional garage parking can be provided beyond the required parking calculations. Garages shall set back a minimum of eight (8) feet

from the circulation aisle. The garage shall not be used for storage, whereby prohibiting the parking of a operable vehicle.

B. Other parking requirements:

1. First row of parking when not separated from the right-of-way by a building requires a large tree every seven (7) spaces.
 2. Sub-grade parking under all or a portion of the building will not count against building height if half or more of subgrade parking is below ground.
 3. Trailer and Recreational Vehicle Parking shall be limited to specific areas as designated on the approved site plan. Trailer and RV parking spaces shall be ten-feet by twenty-five feet (10X25). These spaces shall be specifically called out on the site plan in an area behind the building line. A solid living screen shall be placed around the specified area
 4. Maximum of ten (10) parking spaces on dead end drive aisle.
 5. Mail Kiosk shall have minimum of five (5) parking spaces within fifty (50) feet unless a drive-through facility is provided.
 6. Enclosed garage parking spaces to be ten by twenty (10 X 20) feet. (See Article IV, Section 4.0 for structured parking garage requirements.)
 7. Tandem parking spaces count at a rate of fifty percent (50%) of other parking spaces toward required parking.
 8. First parking space on all drives intersecting a public street shall be a minimum of fifty (50) feet from the right-of-way.
- C. Driveway within the apartment complex should be configured to decrease speed and have a maximum of five hundred (500) feet in a straight length without an offset.
- A. Access to a public right-of-way in a single-family neighborhood will be limited access and will not function as a primary access point for the complex. Access to single-family alleys is prohibited.

- A. Direct or indirect access to a median opening where located on divided thoroughfare.

10. USABLE OPEN SPACE AND COMMON BUILDING REQUIREMENTS:

Each lot or parcel of land developed under the MF-1 standards shall provide common open space ~~totaling twenty-five (25%) of the total MF-1 development at~~ a rate of seven hundred fifty (750) square feet per bedroom.

- A. ~~Planned Development Districts: For Planned Development Districts with multi-family zoning, usable open space shall be provided in accordance with Comprehensive Zoning Ordinance unless otherwise described in PD requirements, that required for the MF-1 district that most closely resembles the density permitted within said PD.~~
- B. A common building (club house) is required to be constructed to a usable size at a rate of twelve (12) square feet of air-conditioned space for each unit in the complex. This common building shall include one (1) meeting room with a minimum size of one thousand (1,000) square feet.
- C. Area Requirements:
1. Such open space shall have a maximum slope not exceeding ten (10) percent
 2. Such open space shall have a minimum dimension of not less than ~~fifteen~~ fifty (50) feet.

3. Of the required open space, fifteen (15) percent or twenty thousand (20,000) 14,000 square feet, whichever is greater, shall be arranged or located in a contiguous mass. This contiguous mass must be located within the required common open space area. Flood plain may receive one half (1/2) credit when ~~be~~ counted toward this requirement. ~~however,~~ Required perimeter landscaping ~~ed will areas may~~ not be counted toward ~~this requirement~~ open space.
4. At the time of preliminary site plan ~~and/or subdivision plat~~ approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable. If it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development.
5. A table showing square footage of each use and/or area is required on the final site plan and landscape plan. The required table should include required vs. provided open space and indicate credit for each use or area.

A. Open Space Credits:

1. A 2:1 square foot credit may be applied for each square foot utilized for:

- a. Swimming pools and adjacent decks, patios or lounge within 10 feet of a pool;

- a. Developed and equipped children's play areas;

2. A 1:1 square foot credit may be applied for each square foot utilized for:

- a. Jogging trails, multi-use areas such as sports courts

- b. Usable portions of recreational buildings or common buildings; and

3. A 0.5:1 square foot credit may be applied for each square foot utilized for:

- a. Areas within the 100 year flood plain as determined by flood study under fully developed conditions;

- b. Areas within 100 feet of a rail road;

- c. Areas within 100 feet of a natural gas or fuel transmission line.

A. Landscaping:

1. All required landscaping must be located within the required open space, exclusive of required perimeter or parking landscaped areas.

2. One (1) large tree, four inches (4") in caliper shall be provided per one thousand (1000) ~~7000~~ square feet of required open space. The alternative to large trees is three (3) ornamental trees four inches (4") in caliper can be planted for each large tree required. Trees are to generate quantities for plantings; a fewer number of trees can be planted where larger trees are provided. The approved landscape plan must include the appropriate tabulations.

3. ~~Three (3) five-gallon (5) shrubs per 10,000 square feet of required open space.~~

4. Tree preservation credits shall be the same as those set forth in Article IV, Section 2.06(D)(4). A maximum of one third (1/3) of the required landscape can be credited for preservation unless otherwise specifically approved by the City

1. Double off-set row of trees on twenty (20) foot centers adjacent to Single-Family alternating between large trees and evergreen trees.

7. BUILDING ORIENTATION AND CONSTRUCTION:

A. Parking lots and detached garages shall not be located between the apartment building and a perimeter street Buildings with enclosed garages, when adjacent to public rights-of-way, must face garages internally to the development. Garage doors may not face public rights-of way.

B. Buildings with enclosed garages, when adjacent to public rights-of-way or pathway, must face garages internally to the development. Garage doors may not face public rights-of way or pathways. Additional landscaping consisting of three-inch caliper trees 25-feet on-center for the length of the garage plus 20-feet shall be provided between the garage and the street. This landscaping is in addition to any other perimeter landscaping required by ordinance.

C. Cementious construction materials are required as an alternate for wood construction for architectural detailing and exterior trim work.

D. Building Design

1. Except for windows, doors and garage doors, the exterior of all building elevations shall be one hundred (100) percent masonry. Cement fibrous board may be used for areas not considered conducive for masonry, as determined by the Building Official, and architectural features, including but not limited to bay windows, dormers, chimneys not part of an exterior wall, and gables with an area of less than ten (10) square feet.
2. Exterior Finish Insulation Systems (EFIS) is allowed as an alternative to stucco construction. These construction methods are limited to areas ten (10) feet above the average grade and a maximum of twenty (20) percent of any one (1) building facade.
3. Flat primary roofs are prohibited.
4. Except for decorative windows, transoms, and side lights, all residential windows shall be operable. The windows in living areas and bedrooms, except for dormer windows, shall be a minimum fifteen (15) square feet in size for decorative windows, all residential windows shall be operable. The windows in living areas and bedrooms, except for dormer windows, shall be a minimum fifteen (15) square feet in size.
5. All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be substantially screened from view from streets and open space.
6. All multi family developments that are developed at eighteen (18) per net acre, must use four (4) or more of the following architectural features per building. All multi family developments that are developed to more than eighteen (18) units per net acre will require five (5) of the following architectural features per building:

- Dormers
- Porches
- Stoop
- Patio
- Awnings/Canopies
- Varied roof height in building (minimum ten-foot (10') foot differences)
- Offsets in buildings (minimum 20 feet to receive credit excluding attached garage)
- Balconies
- Others may be approved by City

1. A facade plan illustrating the compliance of the prototypical design of each building style with these provisions shall be submitted concurrent with the site plan. No two buildings shall have the same façade and architectural features side-by-side.
2. The Director of Planning designee will review all façade plans for compliance of the Zoning Ordinance regulations. Appeals will be forwarded to the Planning and Zoning Commission. The applicant, Director of Planning, to two Planning and Zoning Commissioners can request an appeal. The Planning and Zoning Commission's decision can be appeal to the City Council by the Applicant, Director of Planning or two City Council members. The City Council will make final determination.

E. Building Orientation:

1. Angle to Street, Creeks, Single Family, Golf Course 30-70 degrees.

2. Street connection for Single family properties that are adjacent and develop prior to the multi-family properties.

1. Three Story in the center of property (250 from Single-Family)
2. Stairwells screened from street (enclosed or wall at outer edge)
3. Buildings should be configured to blend with the natural elements and character of the land. Such as the long portion of a foundation should be configured parallel with the topography.
4. A single mailroom or Kiosk will be provided for each complex. The building can be incorporated in to another building or will have a minimum of twenty (20') foot separations from all other buildings.

F. **Structure Separation** - Multi-family structures on the same parcel shall have the following minimum distance between structures:

1. From main structure to main structure with openings for doors or windows on facing facades:

- A. Face to Face sixty (60) feet
- B. Face to end thirty (30) feet
- C. Corner to face or end forty (40) feet
- D. End to End thirty (30) feet
- E. One hundred fifty (150) feet to any building on an adjacent apartment complex
- F. Fifty (50) feet to any non-residential building on an adjacent property

2. From main structure to main structure without openings, twenty (20) feet for one and two stories and thirty (30) feet for three (3) story buildings

1. From main structure to accessory buildings or swimming pools, twenty (20) feet
2. From main structure to free standing garage building thirty (30) feet.

ARTICLE IV, SECTION 2.06(D) LANDSCAPE REQUIREMENTS

D. Multi-Family Landscape Area Requirements

These standards apply to all Multi-Family zoning districts. Any area within a Planned Development or overlay zoning district

containing landscaping standards shall comply with the standards requiring the most Large Trees.

1. General Requirements

- a. Properties developed prior to the effective date of this Section will not be required to conform to these landscape requirements until there is a thirty percent (30%) or more increase in the size of the development.
- a. Landscaped areas will be of varying depths intended to separate and screen incompatible land uses from one another and to provide green areas along major roadways.
- b. Foundation plantings of a double row of shrubs is required along the façade of all buildings that are visible from all property lines.
- c. Trees required by the open space planting requirements should be used to increase the energy efficiency of the residential buildings by plantings along the south and west sides of buildings.
- d. A summary of tabulations for all required plantings, preservation credits, tree mitigation, and/or other data as necessary to document the landscape requirements shall be shown on the planting plan.

2. Perimeter Requirements

- a. A landscaped area at least twenty-five feet (25') wide shall be located between multi-family developments and public right-of-ways for all roadways; provided, however, a thirty foot (30') landscape area adjacent to and outside the right-of-way will be provided adjacent to State Highway 121, United States Highway 380, Preston Road and the Dallas North Tollway. One (1) large tree, three (3 6") inch caliper minimum, will be planted on thirty foot (30') centers within the required landscaped area (or quantity for size substitution will not be allowed). All landscaping shown on the approved Landscape Plan will be installed prior to the issuance of a certificate of occupancy of first unit.
- b. Where multi-family development is adjacent to the property line of Single-Family zoned parcels or areas shown as single-family use on the Future Land Use Plan, a double off-set row of trees on twenty (20) foot centers adjacent to Single Family alternating between shade trees and evergreen trees in a twenty five (25') wide landscape perimeter area. one (1) large tree, three inch (3") caliper minimum, shall be planted on twenty five foot (25') centers in a fifteen foot (15') wide landscape perimeter area.
- c. Where multi-family development is adjacent to the property line of parcels zoned for uses other than single-family or parcels not shown as single-family use on the Future Land Use Plan, a fifteen-foot twenty five (15 25) foot wide landscape area is required. In addition, one (1) large tree, three inch (3") caliper

minimum, will be required for each ~~fifty thirty~~ linear feet (~~50 30'~~) that abuts the adjacent property line. Trees will be located within the ~~fifteen twenty five~~ foot (~~45 25'~~) perimeter area or within the area located between the property line and the side or rear building line. Trees required under this Section that are planted in parking areas may not be credited towards meeting the number of required trees as outlined in the Interior Parking Requirements listed below.

1. Interior Parking Requirements

- a. ~~Eighteen twenty~~ square feet (~~48 20'~~) of landscaping for each parking space shall be provided within the paved boundaries of the parking lot, exclusive of the required perimeter landscape requirements stated above. Landscape areas in parking lots will be other than turf plantings, shrubs and/or ground cover are to be used on parking areas.
- b. One (1) Large Tree, three inch (3") caliper minimum, must be provided for every ten (10) parking spaces, exclusive of the perimeter trees required in section 39.6.D.2. In addition, the trees required in this Section may not be planted in the required perimeter landscaped areas to receive credit for the perimeter landscape area. Three (3) small trees, minimum six feet (6') in height and three inches in diameter (3"), may be substituted for one (1) required large tree not to exceed twenty-five percent (25%) of the required Large Trees. Additional low shrubs are recommended.
- c. Landscaped islands within the parking lot shall be a minimum of one hundred square feet (100'), not less than ~~eight-nine~~ feet (~~8 9'~~) wide and a length equal to the abutting space.
- d. There shall be at least one (1) Large Tree, three inch (3") caliper minimum, within ~~one hundred fifty~~ feet (~~400 50'~~) of every parking space. Only trees located in parking areas are to be used for this requirement.
- e. Landscaped islands will ~~generally~~ be located at the terminus of all parking rows, and should contain at least one (1) Large Tree, with no more than twelve (12) parking spaces permitted in a continuous row without being interrupted by a landscaped island. Areas where parking is located between the right-of-way and the buildings trees will be place every seven parking spaces.
- f. Landscape islands in parking areas may be grouped to form one large island subject to City approval. Grouping for large islands is prohibited along street frontage.
- g. All landscaped areas will be protected by a raised six-inch (6") concrete curb or wheel stop where curbs are not provided. Pavement will not be placed closer than ~~three four~~ feet (~~3 4'~~) from the trunk of a tree unless a City approved root barrier is utilized.
- ~~h. Parking islands with light poles for lighting the parking lots may substitute two (2) small trees for the one (1) Large Tree.~~
- i. Where two rows of head-in parking spaces are located, a ~~six~~ eight foot (~~6 8'~~) wide landscaped median protected from overhanging vehicles will be installed perpendicular to the parking spaces to form a landscaped median between the two rows.

- j. A solid living screen using evergreen trees shall be placed around all dumpster, compactor, recycling facilities. A living screen is also required around any RV/trailer parking areas.
- k. Solid screens are required where garage doors are visible from a public street.

1. Preservation Credits

- a. Existing trees approved by the City for credit are to remain in a living and growing condition. Any existing tree that dies will be replaced on the same basis as set forth in Section 39.4
- b. Large groups of small or under-story trees are eligible for tree preservation credits with approval from the City. Credits shall be indicated on the Landscape Plan
- c. Credit will be revoked where trees intended for preservation credits are damaged due to construction, broken branches, soil compaction, or soil cut/fill
- d. If existing trees are preserved, the minimum distance between parking spaces and a Large Tree may be expanded, subject to approval by the City
- e. Existing healthy trees from the approved plant list may be used to satisfy the requirements of this Ordinance. Other species may be approved by the City. A maximum of 1/3 of the required plantings can be credited for existing trees. Existing trees approved by the City will be credited on the following basis

Existing Saved Trees

Credit

6-10" caliper

2 Large Trees

11-20" caliper

3 Large Trees

20+" caliper

4 Large Trees